

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Conservation use zone to Residential use zone in Survey Nos.316, 364/AA, 366/AA, 367/E, 367, 368/AA, 369/AA, 370/AA & 371, 373/AA of Gudur (V), Kandukur (M), R.R. District to an extent of Ac. 31-7.79Gts (126237.28 Sq.Mtrs) (Net area after deducting road affected area and area affected under NALA) - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 12.

**Dated: 07.01.2015.
Read the following:-**

1. From the M.C., HMDA, Letter No.104518/MP1/Plg/HMDA/2013, dated 19.11.2013.
2. Govt., Letter No.25209/I1/2013-1, MA & UD (I1) Department, Dated:11.02.2014.
3. From the MC, HMDA, Hyderabad Lr. 104518/MP1/Plg/HMDA/2013,Dt:26.02.2014.
4. Govt. Memo.No.25209/I1/2013-2, MA & UD (I1) Department, Dated:28.05.2014.
5. From MC., HMDA, Letter No.104518/MP1/Plg/HMDA/2013, Dt:28.06.2014.
6. Govt. Lr.No.25209/I1/2013-3, MA & UD (I1) Department, Dated:05.07.2014.
7. From MC., HMDA, Letter No.104518/MP1/Plg/HMDA/2013, Dt:24.07.2014.

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ORDER:

The draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2031 issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.247, Part-I, dated 31.05.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.50,53,898/- (Rupees fifty lakhs fifty three thousand eight hundred and ninety eight only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 12.01.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified Metropolitan Development Plan -2031, as required by sub-section (3) of the said section.

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VARIATION

The site in Survey Nos.316, 364/AA, 366/AA, 367/E, 367, 368/AA, 369/AA, 370/AA & 371, 373/AA of Gudur (V), Kandukur (M), R.R. District to an extent of Ac. 31-7.79 Gts (126237.28 Sq.Mtrs) (Net area after deducting road affected area and area affected under NALA) which is presently earmarked for Conservation use zone in the Notified Metropolitan Development Plan -2031 is now designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant shall handover the area affected due to master plan road free of cost to the local body.
13. that the applicant shall pay the publication charges to HMDA as per rules in force.
14. that the applicant shall comply with conditions mentioned in NOC issued by the Chief Engineer Irrigation, vide Memo.No. DCE-II/OTI/SO1/NOC/Gudur(V) / Kandukur (M)/R.R.District/ 2012-13, dt: 07.12.2012. The applicant shall not in any way disturb the natural course of NALA.
15. that the applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012 with regard to HT line and buffer zone / Nala.
16. that the applicant shall obtain the Development permission from HMDA before undertaking any developmental activity in the site under reference.
17. that the applicant shall handover the area affected due to the proposed Regional Ring Road of 90 meters wide in the MDP - 2031, free of cost to the local body.

18. Consideration of CLU doesn't confer any title over the land.
19. The natural flow in the catchment area through the applicant's land in the Sy.No.366 should not be obstructed or deviated or utilized for any purpose.
20. Sufficient openings should be provided in the compound wall, if constructed for free catchment flow through the land into the tank.
21. Dumping/throwing of any type of effluents / Wasted etc., and following sewerage water into the tank/surplus course is strictly not allowed as it damages the quality of water.
22. The Department or any Government official or representatives will have the right to inspect the free natural flow through the land bearing Sy.No.366 of Gudur (V), Kandukur (M), R.R. District and there should not be any restrictions or obstructions for their entry for inspection.
23. The construction has to be taken by providing an offset of at least 24.00 Mt. from the centre line of the nala (surplus course) on either side including 9 Mt. buffer zone.
24. Any objections by the higher authorities of the Department/ Government for conversion of land to residential use zone is liable for cancellation of permission without any prior notice and no compensation or reimbursement of cost and maintenance due to above permission will be paid by the Government Department for any reason what so ever.
25. Any Construction in the above said Sy.No. should be subjected to the terms and conditions laid down under G.O.Ms.No.168, dated:07.04.2012 of MA&UD for any reason what so ever.
26. The violation of any conditions laid above will instantly tend fir cancellation of above permission without any prior intimation or notice.
27. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Existing 60'-0" Village road, proposed 90 Meters RRR in the Notified MDP - 2031.
SOUTH	:	Sy.No.311,316/P of Kandukur Village.
EAST	:	Sy.No. 371/P, Yelimineti vagu, 366/p, 317,315 of Kandukur Village.
WEST	:	Sy.No. 367/P, Sy.No.366/P, Yelimineti vagu, of Kandukur Village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

Dr. S.K.JOSHI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District.
Sf /Sc.

// FORWARDED : : BY ORDER //

SECTION OFFICER